

Marion County, Indiana Surplus Property Q & A

Q. What are surplus properties?

A. Surplus properties are tax delinquent properties that have gone through the county tax sale without purchase or redemption, and the County has been granted the right, by the Circuit Court, to execute the County Lien and assume title to the property.

Q. Will I have to wait to take title to the property like in the Tax Sale?

A. There is no redemption period for the properties that will be offered in the Surplus Sales. Once the Surplus Sale has concluded (and payment has been received in full), we will begin the title work. Title should be received within a 2 month period.

Q. Why does it take so long to receive the title?

A. Un-like a common auction, the transaction is not completed with the termination of the bidding. The highest bid will be accepted and will require the Mayor's approval. After approval, deed work thru the Marion County Treasurer's Office is completed quickly and forwarded to the Marion County Recorder's Office. The Recorder's Office processes new titles for 3-6 weeks before mailing them out to the new owners listed on the deeds.

Q. Can I request my deed from the recorder's office prior to them mailing it?

A. Yes. There is a \$1 fee associated with printing this document. The party can also purchase a certified copy for \$5. The contact number for the Marion County Recorder's office is 317-327-4020.

Q. When is the next surplus sale, and how often are they held?

A. Please contact the website below for current auction information (there is also a link on the County Treasurer's Web site):

<http://www.indy.gov/eGov/County/Comm/surplus/Pages/home.aspx>

Q. What properties will be available for the surplus sales?

A. There will be lists available, about a month prior to each surplus sale. These lists contain the properties that we will be offered at each specific sale.

Q. Is there anything that I should do prior to the surplus sale?

A. We recommend that bidders do all required research on the property. There is a list of numbers to call on the Commissioners' website pertaining to demolition orders, liens, zoning questions, etc. Remember: all sales are final; know exactly what you are buying, and don't buy a pig in a poke! For your convenience, contact information is listed below:

Surplus Properties and Auctions	Marion County-Owned Real Estate Suite 1060 City County Building (317) 327-4030
Demolition and Repair Orders	Marion County Health Department Health and Hospital Corporation 3838 N Rural Street Indianapolis, IN 46205 (317) 221-2000
Property Taxes	Marion County Treasurer's Office Suite 1001 City County Building (317) 327-4444
Property Tax Deductions	Marion County Auditor's Office Suite 841 City County Building (317) 327-4646
Deeds or Liens	Marion County Recorder's Office Suite 721 City County Building (317) 327-4020
Zoning	Department of Code Enforcement 1200 Madison Ave. (317) 327-8700

Q. When and how will registration be handled?

A. Bidders can pre register before the sale, or the bidder must register at the door to the Public Assembly Room before entering, providing name, address and phone number, and must present a valid picture I.D. issued by a State or by the Federal Government. Individual numbers are then issued to bidders.

Q. What are certified funds?

A. Certified funds are funds that are guaranteed. The Marion County Treasurer's office will accept a Cashier's Check, Certified Check, Official Check, Money Order, or Cash. The Marion County Treasurer's Office will only accept a maximum of ten thousand dollars (\$10,000) in cash, for any single bidder.

Q. How does the Surplus Sale work?

A. This is a public auction. All parcels begin with a minimum bid amount that varies according to their placement on the Auction List. This minimum bid is the lowest price for which the property may be purchased. If competitive bidding occurs, the Auctioneer increases the price as they best see fit.

Q. Do properties come free and clear?

A. **The Marion County Board of Commissioners DOES NOT warrant that these properties are free and clear of all encumbrances, easements, encroachments, judgments, liens, right-of-way restrictions. The title transfer is in the form of a Quitclaim Deed. Once the Auction has been closed, bids may not be withdrawn. All bidders are encouraged to consult with a real estate attorney to perform a quiet title action to remove all liens, judgments, etc.**

Furthermore, Marion County expressly disclaims any warranties, expressed or implied, as to its merchantability, habitability or fitness for a particular purpose. Any and all such property is to be sold on an **AS IS** condition, with award to the highest bidder.

The County assumes no responsibility for any changed condition of the property from the date of the Auction until delivery of the deed to the purchaser. **Purchaser understands that he/she accepts all risk of loss to the property during that time.**

Q. What is a Quiet Title?

A. A Quiet Title is usually performed by a Real Estate Lawyer. It is basically an extensive title search. If any discrepancies (monetary or otherwise) are found, the lawyer can petition the Courts to protect the new buyer from taking responsibility for any liens. Most title companies will not insure the title without a Quiet Title.

Q. What if the property I purchase has someone still residing in it?

A. **If any property is occupied, it is without the County's consent. The County is not responsible for evictions. You should contact the Marion County Civil Sheriff's office to inquire about the eviction process.**

Q. I do not believe the surplus property is worth the assessed value you have for it.

A. Bidders are responsible for contacting the County Assessor's Office to verify accuracy of the assessed valuation against the property.

Q. I would like to renovate this property after I have received my deed. Are permits needed to do this?

A. Permits may be required. The street address being used may not necessarily be the legal address. The address used is for reference only. To verify an address, please contact the Planning Division at 317-327-5155 (Rm. 1821 of the City-County Building). Bidders should also contact the Department of Code Enforcement's (DoCE) Zoning Division at 317-327-8700 (1200 Madison Ave.) for any permits that may be necessary to make improvements to the property.

Q. May I purchase a property outside of the County Surplus Sale?

A. The Marion County Treasurer's Office will not sell properties "over the table." We dispose of most property through our surplus auctions.

Q. I believe the bank owns the property, and it will be in a foreclosure sale. Whom should I contact to find out more about a foreclosure sale?

A. The Marion County Civil Sheriff's Office handles the foreclosure sales in Marion County. They can be reached at 317-327-2459, and they are located on the 11th floor of the City County Building.